



ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is www.sloplanning.org.

Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

For Week of September 10, 2009

Cayucos Area

Armas Variance/Coastal Development Permit. Request by Harvey and Lillian Armas to allow for the grading for and construction of a new three- story, 2,813 square foot single family residence with an attached 519 square foot garage on slopes of greater than 30%. The project will result in the disturbance of approximately 3,750 square feet of a 5,898 square foot parcel, as well as approximately 8,000 square feet of disturbance due to the improvement of Richard Avenue to County standards to the nearest County maintained road. The project is located on the east side of Richard Avenue at 2659 Richard Ave., approximately 430 feet east of Obispo Avenue, in the community of Cayucos, in the Estero planning area. ED09-033 (DRC2008-00035)

Templeton Area

Gross & Fuller Minor Use Permit. Request by Kevin and Genoa Riley to allow for the construction of an approximately 9,422 square foot one-story winery facility to include: a 1,168 square foot tasting room, 1,072 square foot barrel storage area, offices, restrooms, 3,500 square foot covered crush pad area, an outdoor patio, parking lot and related site improvements. The project does not include special events but industry wide events are allowed by ordinance. Anticipated wine production is 5,000 cases annually. The project will result in the disturbance of approximately 1.38 acres on a 32.08 acre parcel. The project does not include special events but industry wide events are allowed by ordinance. Anticipated wine production is 5,000 cases annually. The proposed project is within the Agriculture land use category and is located at 5430 Vineyard Dr., approximately 4 miles west of the community of Templeton. The site is in the Adelaida planning area. ED08-224 (DRC2008-00090)

Templeton Area

Vogt Minor Use Permit. Request by Phillip Vogt to allow a two phased project. Phase 1 is a request to hold 15 temporary events per year: 13 events of no more than 150 attendees and 2 events with no more than 200 attendees. Phase 2 is a request to construct a winery to include 4,500 square feet of processing and 3,700 square feet of tasting area. The project also includes a request to waive the 200 foot required setback to allow 127 feet and 160 feet to property line. Case production is anticipated to be 4,000 cases annually. The project will result in the disturbance of approximately 20,000 square feet on a 35 acre parcel. The proposed project is within the Agriculture land use category. The project is located at 8345 Green Valley Road, on the southern side of Highway 46 West, approximately 330 feet east of Dover Canyon Road, 6.5 miles west of the community of Templeton, in the Adelaida planning area. ED08-115 (DRC2008-00047)

San Luis Obispo Area

Moore Conditional Use Permit. Request by Jason Moore to authorize 1) unpermitted grading involving approximately 10,918 cubic yards of cut and fill (individually) and approximately 10.05 acres of site disturbance; 2) proposed grading for new building pads and driveways, totaling 28,310 cubic yards of cut and 2,641 cubic yards of fill and approximately 2.75 acres of site disturbance; 3) development of a single-family dwelling, guesthouse, pool house, outdoor kitchen, decks, greenhouse, and detached garage/workshop, resulting in approximately 22,831 square feet of gross structural area; and 4) installation of a new culvert and drainage realignment as part of a restoration plan, involving 507 cubic yards of cut and fill and site disturbance of approximately 0.793 acres. The proposed project is within the Rural Lands land use category and is located at 2020 Happy Trails Road, approximately 1000 feet north of Black Walnut Road, two miles west of the community of San Luis Obispo. The site is in the San Luis Bay Inland planning area. ED08-157 (DRC2007-00011)